

**RECORD OF PROCEEDINGS
MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
SIERRA RIDGE METROPOLITAN DISTRICT NO. 2**

HELD: The 7th day of September 2023 at 9:00 a.m. via video and audio conference.

ATTENDANCE:

A regular meeting of the Board of Directors of Sierra Ridge Metropolitan District No. 2, Douglas County, Colorado, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Kimberly A. Barb, President
Alexis Beeman, Secretary
Robert Drucker, Treasurer
Ken McMillen, Assistant Secretary
William Monroe, Assistant Secretary

Also present were Denise Bogue of Advance HOA, Kimberly Johanns of Simmons & Wheeler, P.C., Josh Schultz of Schultz Industries Inc., Russell W. Dykstra, Esq. of Spencer Fane LLP and members of the public.

CALL TO ORDER:

The Board noted that a quorum was present for the purpose of conducting a regular meeting of the Board of Directors of Sierra Ridge Metropolitan District No. 2. The meeting was called to order at 9:00 a.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

Mr. Dykstra noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Secretary of the Districts. Upon motion duly made, seconded and upon vote unanimously carried, the Board directed that said disclosures be incorporated herein.

APPROVAL OF THE AGENDA:

Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the Agenda as amended.

PUBLIC COMMENT:

None.

SOCIAL COMMITTEE UPDATE:

The social committee provided an update on upcoming events and plans for the fall festival and

movie night. Discussion ensued regarding holiday event planning and the Trader Joe's holiday presentation.

GAUR HEARING:

Ms. Bogue presented the Gaur appeal of fines to the Board. The Board heard from Mr. Gaur. Discussion ensued.

IDES/LENNAR IMPROVEMENTS REPORT:

None.

MINUTES:

The Board reviewed the Minutes of the Regular Meeting held August 3, 2023. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the Minutes as presented.

FINANCIAL MATTERS:

Claims. Ms. Johanns presented the claims to the Board. Discussion ensued regarding the insurance payment related to the hail damage claim, the lighting on Urbana and Lincoln, Lennar fees, and developer receivables and payable write-off issues. Upon motion duly made, seconded and upon vote unanimously carried the Board accepted the claims as presented and authorized the submittal of the claims to the Board of Sierra Ridge Metropolitan District No. 1.

Accountant's Report. Ms. Johanns presented the report to the Board. Discussion ensued regarding the 2024 budget preparation and property tax issues. Upon motion duly made, seconded and upon vote unanimously carried the Board accepted and approved the report as presented.

COMMUNITY MANAGEMENT REPORT:

Ms. Bogue presented the management report to the Board. Discussion ensued regarding the Lennar Filing 3 fencing and playground repairs, the date for the pool closing, possible layouts and costs for pool sunshades, insurance coverage updates, and the apartment complex compliance issues and violations. Mr. Dykstra presented concerns regarding contracting on behalf of Lennar noting that the District does not accept any improvements. Upon motion duly made, seconded and upon vote unanimously carried the Board approved moving forward with the Lennar Filing 3, closing the pool on Sunday, September 10th, the Go Play proposal for sunshades in an amount not to exceed \$69,000 and authorizing Mr. Dykstra and Ms. Bogue to follow-up with the apartment complex regarding non-compliance issues.

Mr. Lopez provided an update on fence stain and hail damage repair activities. Discussion ensued regarding timing for the roof repair. It was noted that the monument sign repairs and light replacement around the pool will be addressed and that the pool house painting will be scheduled. Director Monroe will inspect the repairs with Mr. Lopez after completion.

LANDSCAPE AND MAINTENANCE ITEMS:

Mr. Schultz presented the report and provided an update on landscape activities to the Board. Discussion ensued regarding the drain in Filing 3, mulch bed refreshing, the tree near the Xcel line, replacement of rock in the exposed area along Lincoln and weed control issues. Upon motion duly made, seconded and upon vote unanimously carried the Board approved the proposal provided by Mr. Schultz for the tree replacement and the replacement of the rock near Lincoln.

DIRECTOR ITEMS:

Review and Consider Approval of Xeriscape Templates. The Board reviewed the Xeriscape templates. Discussion ensued. Upon motion duly made, seconded and upon vote unanimously carried the Board directed that the designs be approved subject to final revisions.

ATTORNEY ITEMS:

Gaur Hearing. The Board discussed the Gaur appeal. Upon motion duly made, seconded and upon vote unanimously carried the Board directed Ms. Bogue to deny the appeal but to reduce the fine by 50% so long as the property meets district standards within 10 days of hearing. It was noted that if the property didn't meet district standards within 10 days that the full amount of the fine would be reinstated and collected through legal.

Mr. Dykstra provided an update on ballot measure HH and the Lennar settlement agreement.

Consider Date for Budget Hearing. Upon motion duly made, seconded and upon vote unanimously carried the Board approved setting the budget hearing for December 7, 2023.

OTHER BUSINESS:

The Board discussed attendance for the next several meetings.

EXECUTIVE SESSION (if needed):

Not needed.

ADJOURNMENT:

There being no further business to come before the Board and upon motion duly made, seconded and upon vote unanimously carried, the Board moved to adjourn the meeting at 12:03 p.m. The foregoing Minutes constitute a true and correct copy of the Minutes of the above-referenced meeting and were approved by the Board of Directors of the Sierra Ridge Metropolitan District No. 2.



Secretary for District No. 2

SIGNATURE CERTIFICATE



REFERENCE NUMBER

18BFA985-5187-4A9C-9757-70D8A37E19BC

TRANSACTION DETAILS

Reference Number
18BFA985-5187-4A9C-9757-70D8A37E19BC

Transaction Type
Signature Request

Sent At
10/19/2023 16:04 EDT

Executed At
10/31/2023 12:58 EDT

Identity Method
email

Distribution Method
email

Signed Checksum
d0b27b0d9d3865ae992d1637cf5d3697ca0db558183f34a2c25466f2097fba5

Signer Sequencing
Disabled

Document Passcode
Disabled

DOCUMENT DETAILS

Document Name
Sierra Ridge MD No 2 - 09 07 23 - regular meeting minutes 8242191 1

Filename
Sierra_Ridge_MD_No_2_-_09_07_23_-_regular_meeting_minutes_8242191_1_.pdf


Pages
3 pages

Content Type
application/pdf

File Size
80 KB

Original Checksum
cfe90de35887bf02f4ef77da3099ba86e9f8cfb1e2f788eb27ae6a6c40743538

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<p>Name Alexis Beeman</p> <p>Email acbeeman2@outlook.com</p> <p>Components 1</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 0ecd115f90ff4fdc135d8f6253334ce4075538938c3a6e5f5c201d36f0848605</p> <p>IP Address 97.118.218.255</p> <p>Device Mobile Safari via iOS</p> <p>Drawn Signature </p> <p>Signature Reference ID AE77B2D8</p> <p>Signature Biometric Count 1</p>	<p>Viewed At 10/31/2023 12:58 EDT</p> <p>Identity Authenticated At 10/31/2023 12:58 EDT</p> <p>Signed At 10/31/2023 12:58 EDT</p>

AUDITS

TIMESTAMP	AUDIT
10/19/2023 16:04 EDT	Becky Johnson (bjohnson@spencerfane.com) created document 'Sierra_Ridge_MD_No_2_-_09_07_23_-_regular_meeting_minutes_8242191_1_.pdf' on Chrome via Windows from 71.218.104.234.
10/19/2023 16:04 EDT	Alexis Beeman (acbeeman2@outlook.com) was emailed a link to sign.
10/25/2023 10:46 EDT	Alexis Beeman (acbeeman2@outlook.com) was emailed a reminder.
10/31/2023 12:55 EDT	Alexis Beeman (acbeeman2@outlook.com) was emailed a reminder.
10/31/2023 12:58 EDT	Alexis Beeman (acbeeman2@outlook.com) viewed the document on Mobile Safari via iOS from 97.118.218.255.
10/31/2023 12:58 EDT	Alexis Beeman (acbeeman2@outlook.com) authenticated via email on Mobile Safari via iOS from 97.118.218.255.
10/31/2023 12:58 EDT	Alexis Beeman (acbeeman2@outlook.com) signed the document on Mobile Safari via iOS from 97.118.218.255.